051.0	0002	0005.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	572,100 /	572,100
					USE VALUE:	572,100 /	572,100
					ASSESSED:	572,100 /	572,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMIAN CONSTRUCTION &
Owner 2:	DEVELOPMENT CORPN
Owner 3:	
Street 1:	10 OLD FARM RD
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .061 Sq. Ft. of land mainly classified as Office with a Office Building built about 1940, having primarily Clapboard Exterior and 1113 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	2640.000	162,100	800	409,200	572,100
Total Card	0.061	162,100	800	409,200	572,100
Total Parcel	0.061	162,100	800	409,200	572,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.02 | /Parcel: 514.02

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35410
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!4262!

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	162,100	800	2,640.	409,200	572,100		Year end	12/23/2021
2021	340	FV	162,100	800	2,640.	402,600	565,500		Year End Roll	12/10/2020
2020	340	FV	162,100	800	2,640.	396,000	558,900	558,900	Year End Roll	12/18/2019
2019	340	FV	155,400	900	2,640.	369,600	525,900	525,900	Year End Roll	1/3/2019
2018	340	FV	155,200	900	2,640.	330,000	486,100	486,100	Year End Roll	12/20/2017
2017	340	FV	155,200	900	2,640.	290,400	446,500	446,500	Year End Roll	1/3/2017
2016	340	FV	155,200	900	2,640.	217,800	373,900	373,900	Year End	1/4/2016
2015	340	FV	135,000	900	2,640.	118,800	254,700	254,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:16:55

LAST REV

Date	Time
08/26/21	10:23:19
jorourke	
4262	

USER DEFINED

Prior Id # 1:	35410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11321-355		4/28/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
10/2/2018	Meas/Inspect	PH	Patrick H
10/1/2018	MEAS&NOTICE	PH	Patrick H
3/19/2009	Meas/Inspect	197	PATRIOT
5/3/2000	Meas/Inspect	197	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		2640		Sq. Ft.	Site		0	31.	5.00	CA									409,200						409,200	

Total AC/HA:	0.06061	Total SF/SM:	2640	Parcel LUC:	340	Office	Prime NB Desc	COMM AVG	Total:	409,200	Spl Credit		Total:	409,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.97029907
Adj $ / SQ:	127.352
Other Features:	21640
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	209930
Depreciation:	47864
Depreciated Total:	162066

COMMENTS

ADAMIAN DEVELOPMENT.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	2		HB	2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

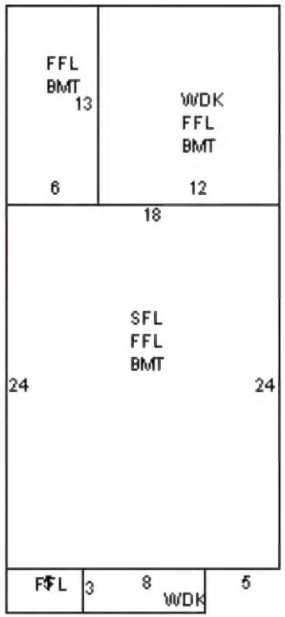
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.09
Special Features:	0	Val/Su Net:	82.75
Final Total:	162100	Val/Su SzAd	145.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	681	127.350	86,727
BMT	Basement	666	38.210	25,445
SFL	Second Floor	432	127.350	55,016
WDK	Deck	180	11.210	2,018

Net Sketched Area:	1,959			Total:	169,206
Size Ad	1113	Gross Area	1959	FinArea	1113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

051.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	300	A	AV	1980	4.00	T	31.2	340			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	
				Total:	800